



TOPSPRING

Revolutionising
modern lifestyles
with a *new take*
on design.

01 — The Story



Launched among the hustle and bustle of the rapidly evolving metropolis of Hong Kong in 1993, Top Spring Australia has grown to become a globally renowned integrated and diversified property group over the three decades since.

Today, the company boasts an enviable collection of more than 20 completed projects in 12 cities around the world.

From very early on, what has set the Top Spring Australia brand apart has been its reputation for the finest standards of design and the delivery of innovative living solutions that connect people and communities.

Aiming to bring these qualities to other parts of the world, in 2017, the company further expanded its influence through the establishment of Top Spring Australia.

Based in the famed harbour city of Sydney, the team at Top Spring Australia has steadily amassed a strong and experienced management team, as well as a collection of strategic project opportunities.

Top Spring Australia's visionary approach to urban living combines game-changing innovation, revolutionary technology and pioneering design.



02 — The Vision

Top Spring Australia aims to raise the standard of urban living in our cities by providing unrivalled, bespoke residences that are uniquely tailored to their customers.

There is also a strong recognition of the "human" aspect of each development, and the desire for people to form profound emotional connections with the places in which they live.

The integration of elements such as newly developing sustainability principals, embedded art, design, technology and nature is designed to facilitate lifestyles that are aspirational, and which provide tangible health and wellbeing benefits.

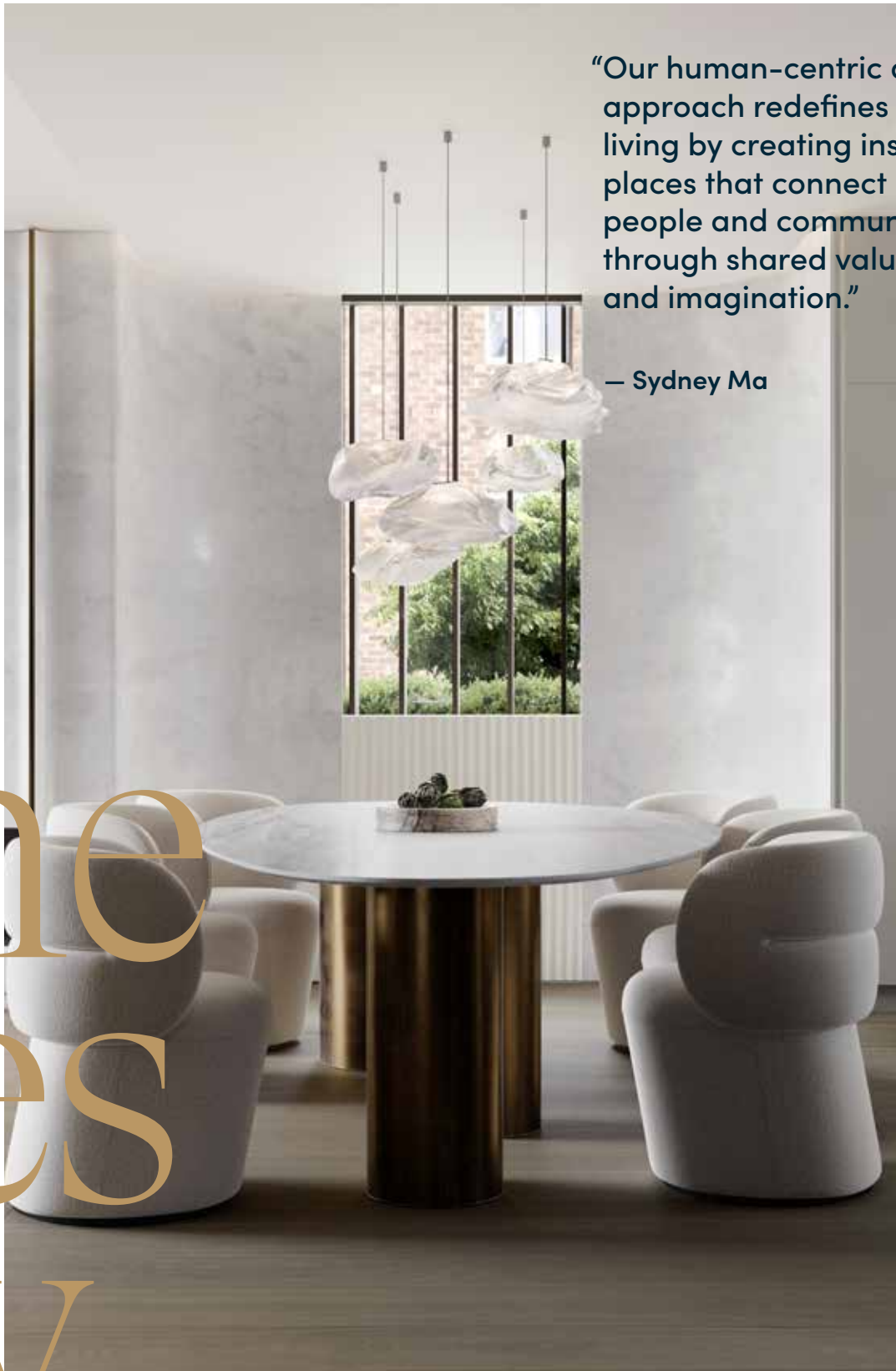
By creating inspiring places to live, Top Spring Australia improves and enriches lives, elevating communities and creating a meaningful and long-lasting social impact.

Delivering
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"Our human-centric design approach redefines urban living by creating inspiring places that connect people and communities through shared values and imagination."

— Sydney Ma



Brick by brick, home by home, we are creating better places and cities, leaving behind a legacy for current and future generations.

— Sydney Ma



vision

A portrait of Sydney Ma, a man with dark hair, wearing a white shirt and a dark blue blazer, looking directly at the camera. The background is a dark, textured grey.

03.

Sydney Ma

Managing Director

Top Spring Australia is led by Managing Director Sydney Ma.

Displaying an interest in design from a young age, Sydney studied town planning and urban design and spent the majority of his early professional life exploring the positive impact of placemaking design principles on our quality of living.

Working alongside some of the best designers in the industry, Sydney gained a deep appreciation of the scale and layers of our urban fabric, from the intimacy of a private bedroom through to the magnitude of a community precinct.

As Top Spring Australia's first employee, Sydney has first-hand development experience, with over 14 years working on large-scale residential, mixed-used and transport infrastructure projects in both the private and public sectors.

Holding a master's degree in Property Development from the University of Technology Sydney and a bachelor's degree in Planning (Honours) from the University of New South Wales, Sydney is focussed on delivering Australia's next generation of urban communities in a way that is different from his contemporaries.

A close-up photograph of green ferns, showing the intricate details of the fronds.

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Jeff Curnow

Development Director

Jeff is passionate about the built environment and has more than 20 years experience delivering complex developments and large-scale projects.

Jeff started his career in architecture, achieving registration as an Architect, before moving to specialise in project management. Jeff has held several senior roles in award winning project

management firms. He has expertly led site acquisitions and front end delivery, setting up developments for success and overseeing his team's delivery of the development.

Throughout his career, Jeff has acquired over \$1.5B worth of development sites around Australia. He has successfully delivered in excess of 4,000 apartments

including Opera Residences, the most expensive apartments in Australia.

Joining Top Spring Australia in 2022, Jeff leads the acquisition and development team, and will deliver on our strong mandate to grow the business and property portfolio.

A portrait of Jeff Curnow, a man with short brown hair and a beard, wearing a dark blue blazer over a light blue button-down shirt. He is looking directly at the camera with a slight smile. The background is a dark, textured grey.

“We approach potential projects with an open and unbiased mind, and with the goal of establishing a pipeline of developments that matches our values of sustainability, innovation and quality.”

Vision



Evan Dai

Financial Controller

Joined by Financial Controller Evan Dai, who brings more than 14 years of experience in the Sydney property industry, Top Spring Australia has an impressive management team.

With extensive experience in property development with high-end residential developers, Evan's current role covers strategic planning, funds raising, and asset management, focusing on premium residential and retail assets.

"We're excited about creating places that optimise each individual site, enhancing communities and delivering projects that transcend time."

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We are constantly challenging
the *status quo*.



04 — The Inspiration

We create more meaningful places for our cities by combining our transformative vision with cutting-edge design. We aspire to set new benchmarks for urban living and change people's lives for the better.

— Sydney Ma

Top Spring Australia is unlike other property groups, with the company's collection of creative minds drawing inspiration from a multitude of arenas outside of property.

Whether it be new technology disruptors, the latest styles in global fashion or the eclectic world of art and design, Top Spring Australia is always seeking new sources of creativity.

Indeed, the company strongly believes in the role art can play in altering one's experience in urban spaces, in both a physical and a non-physical sense, and is constantly exploring how art can integrate and interact with the urban landscape. By engaging and collaborating with the arts sector, including partnerships with art groups and local artists, Top Spring Australia adds a personal touch to its projects that distinguishes them from others in the marketplace.

At the same time, modern trends in design and architecture are always being embraced – whether it be the latest and most spectacular residential homes, new multi-residential communities or cutting-edge commercial buildings.

The company continually keeps its finger on the pulse of contemporary design thinking, incorporating new materials, sustainability initiatives and property-focussed technology into its projects, while also drawing on the global experience and innovation of the Top Spring International business.

In essence, Top Spring Australia believes in truly making a difference, viewing itself as a lifestyle facilitator that specialises in creating smart and adaptable living spaces. By extending beyond conventional boundaries and anticipating future trends, Top Spring Australia aims to create tomorrow's lifestyles, today.

The end results speak for themselves: distinctive projects that are lifestyle-driven and that harness the unique aspects of each site while contemplating the everchanging needs of the community.

This ensures Top Spring Australia is well positioned to usher in a new era of development, elevating our cities in line with the most celebrated urban destinations across the globe.





04

05 – The Experience

As a company, Top Spring Australia has a very clear mandate and strong set of values they bring to all projects and customers.

Customer First

Each of the developments focus on the owner occupier, and we treat each new residence with the same attention and care as we would our own home. The team understands that purchasing a new home is a very important milestone, and we ensure the customer is at the heart of everything we do.

A sophisticated and thoughtful buyer journey is crafted for each project, with specific touch points and personalised service provided by the team throughout the project lifecycle. Handwritten cards at important milestones, personal 1:1 meetings with our internal team, private event experiences for buyers and partners, and bespoke construction communications are just some of the personalised services we provide.

Customisation

Part of putting our customers first means that Top Spring Australia provides a unique level of customisation for each of our projects. We provide an opportunity for buyers to meet with our internal team, and appointed interior architects for each project to discuss their personal needs and design requests.

This allows a level of personalisation to their apartments that is not usually available when buying off the plan, and buyers feel a greater sense of ownership and contentment with their buying decision knowing they have made the space their own.

We welcome the opportunity to collaborate with our customers and design team to create tailored spaces.

Art integration

We strongly believe in the role art can play in altering and improving one's experience in urban spaces, in both a physical and a non-physical sense.

We are constantly exploring how art can integrate and interact with the urban landscape. By engaging and collaborating with the arts sector, including partnerships with art groups and local artists, Top Spring Australia adds a personal touch to its projects that distinguishes them from others in the marketplace.

The Museum of Contemporary Art Partnership

The Museum of Contemporary Art Australia (MCA) is Australia's leading museum dedicated to exhibiting, collecting and interpreting the work of today's artists. The MCA celebrates the work of living artists, bringing exceptional exhibitions of international and Australian art to as many people as possible, in the belief that art is for everyone.

The MCA Collection contains over 4000 works by Australian artists that have been acquired since 1989, with a strong commitment to works by Aboriginal and Torres Strait Islander artists. The Museum collects across all art forms with holdings in painting, photography, sculpture, works on paper and moving image.

In 2020, the MCA partnered with Top Spring Australia, with the vision to embed art and creativity throughout the Top Spring Australia experience and explore the interaction of public art with the urban environment.

The Museum provides a cultural institution lens and guidance on public artist selection, curatorial rationale and artwork placement, as well as access to an internationally recognised curatorial team.



We aspire to set new benchmarks
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people's lives for the better.

— Sydney Ma



06 — The Offering





But the Top Spring Australia story doesn't end there. Leveraging the global know-how and diverse skills of the Top Spring International business, the company has the capacity to deliver more than just residential property development. This allows Top Spring Australia to also provide services across the commercial property, investment, asset management and funds management sectors, making it a truly diversified property group

Debt facility is also a major part of the Top Spring Australia offering, with the company offering structured finance for development projects or established assets. By being commercially savvy, Top Spring Australia can drive strong economic outcomes for its clients.

Overall, the company takes a long-term view, focussing on projects with strong growth potential and impressive investment credentials.

This is supported by partnerships with the best consultants, contractors and suppliers in the industry.

Finally, the establishment of meaningful client relationships is a hallmark of the Top Spring Australia experience. By working with high-quality assets and clients, the company maintains the highest standards of service at all time.

A new
benchmark
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07 — The Projects





Leveraging nearly three decades of experience, we combine global knowledge with a local approach.

Top Spring Australia sees each new project as an opportunity to set the benchmark higher. With a highly knowledgeable and hard-working team, the company is committed to making a difference in the everyday lives of the people in whose communities they work.

With this in mind, Top Spring Australia's projects are the 'proof positive' of their unparalleled vision.



The Newlands

St Leonards

This landmark development on Sydney's Lower North Shore includes 330 premium one, two and three-bedroom apartment residences along with impressive two-storey garden terraces.

The project is situated in a tree-lined pocket adjacent to

Newlands Park in St Leonards, just minutes from the future Crows Nest Metro station, which is due for completion in 2025.

Address	Canberra Avenue, St Leonards
Total Project Value	\$520m
GFA	32,898 sqm





Ode

Double Bay

This iconic development in Double Bay features a collection of 15 uber-premium apartments along with four retail/commercial spaces on the ground floor.

Designed by Luigi Rosselli Architects, this development will set new benchmarks in luxury and price points in the area.

Address	19-27 Cross Street, Double Bay
Total Project Value	\$225m
NSA	4,443 sq m incl retail







Munro House

Elizabeth Bay

Top Spring Australia's Elizabeth Bay project is located in the inner-city heart of Sydney's eastern suburbs. The planned six-storey residential complex comprises 30 one-, two- and three-bedroom residences above a single level of basement car parking and is planned for completion in 2023.

Surrounded by original nineteenth century villas, residences and terraces, the project's design incorporates a brick façade, ensuring the development complements the surrounding streetscape.

Address	11-13 Greenknowe Ave, Elizabeth Bay
Total Project Value	\$102m
GFA	3,419 sqm



The Clermont

Bellevue Hill

Situated in Sydney's highly desirable eastern suburbs locale of Bellevue Hill, featuring 4 four-bedroom luxury townhouses and 7 three-bedroom apartment residences including a luxury penthouse.

The project, Top Spring Australia's first to launch in Sydney, combines a premium location with beautifully crafted architecture and lavish inclusions, and will offer the finest of lifestyles upon its completion in 2022.

Address	122-124 Bellevue Rd, Bellevue Hill
Total Project Value	\$52m
GFA	1,902 sqm



Lindfield

Top Spring Australia completed a loan facility to an established and reputable developer for this residential development project on Sydney's upper north shore.

Address	Beaconsfield Ave & Gladstone Pde, Lindfield
Total Project Value	\$85m
GFA	6,988 sqm



Northern Beaches



Top Spring Australia are pursuing a masterplan development in the Northern Beaches.

The location and topography of the site offers the community an opportunity to live in a low density development that respects and responds to the natural environment and its unique characteristics.



Leveraging
3 decades
exceptional
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08 — The Future

Top Spring Australia is incredibly driven to deliver on its vision for the future.

The team is inspired to continually create bespoke and tailored solutions relevant to each project and residences that can be considered among the very top echelon of homes in those areas.

Backed by a team with an innovative and progressive outlook, as well as the agility to seize new opportunities, Top Spring Australia is perpetually open-minded, viewing every opportunity as unique and full of endless possibilities.

The company aims to quickly realise first-to-market ventures and is seeking to extend its offering into other asset classes and services in the coming years, with the goal of being recognised as a premium boutique diversified property group.

Top Spring Australia looks forward to a vibrant future, as the company adapts and evolves alongside the growing communities and cities it serves.



A clear
vision for
the future



"Top Spring Australia
is incredibly driven
to deliver on its
vision for the future."

— Sydney Ma

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Combining global
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